

HORLEY TOWN COUNCIL

Minutes of a Meeting of the Planning and Development Committee held on 22 November 2022, at 7.30 pm

Present Cllrs Hannah Avery Mike George (Chairman) Martin Saunders
 James Baker* Samantha Marshall Rob Spencer*
 Giorgio Buttironi* Simon Marshall Fiona Stimpson**
 Jerry Hudson David Powell*

* Absent

**In Attendance Remotely

Also Present Rachel Botcherby (Planning Officer)
 Sophie Mandak (Administrative Assistant)

1 member of the public

P 7387 Apologies and Reasons for Absence

Apologies were received from Cllrs Buttironi, Baker, Powell and Spencer.

RESOLVED: Noted.

P 7388 Disclosable Pecuniary Interests and Non-Pecuniary Interests

Cllr Samantha Marshall declared a Non-Pecuniary interest in Applications 22/02419/RET and 22/02207/S73 (Wings Peek Brook Lane, Horley, Surrey, RH6 9SX) as the applicant is known to her.

Cllr Mike George declared a Non-Pecuniary Interest in Application 22/02388/HHOLD (40 Riverside, Horley, Surrey, RH6 7LN) due to proximity.

Cllrs Avery and Hudson declared they are members or substitutes of the Reigate and Banstead Borough Council Planning Committee and that therefore the views expressed by them at this meeting may change.

RESOLVED: Noted.

P 7389 Public Forum

A local resident addressed the Committee regarding a pre-application consultation she had attended with a developer for the redevelopment of a site on Bonehurst Road for circa 100 new homes. She advised the Committee that she doesn't believe that Surrey County Council Highways have undertaken any traffic survey and that they will only assess the impact of the development once an application is submitted. She expressed that the developer indicated at the consultation that the Borough Council had given them positive feedback to the proposals. The local resident informed the Committee that she believed the Environment Agency had issued a flood warning in relation to the recent rainfall and that when she visited the site on the day the warning was issued the water was up to the top of her wellington boots. She also advised that Emlyn Meadows was also very flooded. The local resident informed the Committee that she is part of a larger local opposition group relating to the development of this field. Previous applications have been submitted for the site and in their view, nothing has changed since those previous applications. The resident believed the new developer paid the County Council to

undertake roadworks in the area which she felt was inappropriate. The resident requested that HTC support the groups concerns when an application is submitted.

The Chairman thanked the resident for speaking and for making the Committee aware of the possible future proposals. MG advised the resident that at this stage the Committee wouldn't be in a position to make any comments to avoid any concerns over pre-determination but that they would consider any application as and when it may be submitted. He did however indicate that he was aware of the site's history.

Cllr Saunders queried whether the developer was an offshoot company from Bovis Homes who would have paid the County Council S106 Money in relation to highway works associated with the Acres development. Cllr Avery said that she would investigate this with Cllr Beech (as Deputy Cabinet Member for Highways) and that she would let the resident know.

RESOLVED: The Residents comments are noted and Cllr Avery will respond to the resident directly regarding highway cost concerns.

P 7390

Approval of Minutes

Planning & Development Committee held on 25 October 2022.

RESOLVED: That the minutes of the above meeting of the Planning & Development Committee be approved.

Outside Bodies and Sub-Committees

P 7391

Horley Town Management Group

HTMG met last Monday 14th November. The various vision documents have been re-circulated around the group and ideas for how to spend the groups remaining budget are being considered with ideas to be presented at the next meeting in February 2023. The group also received an update on the Delivering Change projects from RBBC and it is anticipated that a separate briefing will be held with the group once the Public Realm and Central Car Park proposals are ready for public consultation in the New Year.

RESOLVED: Noted

P 7392

SCC Horley Regeneration Projects

No specific updates for this meeting as all projects are awaiting the outcome of the CIL funding review. The Planning Officer informed the Committee that HTC have now received the SCC Vision Document in a format that can be circulated electronically, and this has now been sent to all Members of HTC.

RESOLVED: Noted

P 7393

RBBC 'Delivering Change' Programme

High Street Public Realm & Subway

RBBC advised that the Borough Council are continuing to work with the design team to develop the proposals further. At this stage, the road width is being narrowed to form a one-way carriageway from Albert Road to Consort Way East,

with a contraflow cycle route. The proposal will include street trees, planters, benches, and rainwater gardens. Lighting columns may need to be relocated to allow for new disabled bays, with one currently shown adjacent to the existing loading bay by the Con Club and another one to be added to a new loading bay outside the old M&Co building. A further provisional space may also be included on Lumley Road near the junction with the High Street. RBBC has advised that the project delivery is still subject to funding and the outcome of the Strategic CIL process. RBBC advised that the next stage of public consultation is scheduled for January 2023, and it is anticipated that a Member briefing will be undertaken in advance.

Subway

All Members are aware of the recent heavy rainfall and subsequent flooding of the subway. The Planning Officer informed the Committee that Network Rail (NR) has now reopened the footbridge until such time as they remove the deck (which is expected over Christmas) to try to allow people to cross when the subway is flooded. Albeit it is acknowledged that this doesn't really resolve matters for those who have accessibility needs.

In terms of the Subway project, RBBC have split it into two phases, Phase 1 is to address the flooding and drainage and Phase 2 is the refurbishment.

In relation to Drainage Works, RBBC has advised that NR have funding as well as RBBC having s106 money. The Planning Officer advised that NR has confirmed that they will deliver the drainage but are looking at a combined design of that compiled by RBBC and NR. That said, the design needs to be approved through the NR Business Assurance Program and there is some uncertainty as to how long this may take. RBBC have acknowledged that it is unfortunate that NR can't do the drainage before the bridge closure.

The Planning Officer advised that the Phase 2 Refurbishment is at an early stage of design. The Borough is continuing to liaise with NR over the transfer of land outside Café 54 to provide additional access to the subway. RBBC has now been advised by NR that nothing can be attached to the subway but that they can investigate a freestanding structure. This is due to NR looking at the "up-slow" line which could have an impact on the roof structure of the subway. RBBC to find out more in the coming months.

Central Car Park

The Planning Officer advised that the proposals for the Central Car Park Modernisation are to achieve a better design for users as well as improve the Town Centre environment.

Initial proposals include pedestrian demarcated routes, street trees and rainwater garden drainage resulting in a loss of 7 spaces. The Borough is also considering larger bays/parent and child spaces as well as EVCP wider bays bringing a total of 9 bays lost.

The Planning Officer advised that further public engagement is anticipated in January 2023 alongside the High Street Public Realm consultation. The Borough has advised that this project is more deliverable, and they are already looking at procurement options for charging points. The Borough has advised that even if

Strategic CIL isn't awarded for this project that a value engineered scheme could still be delivered.

P 7394 Determined Planning Applications

Members reviewed the list of Planning Applications determined for the period 21 October 2022 to 17 November 2022.

RESOLVED: Noted.

P 7395 Registered Planning Applications

Planning Applications received from Reigate & Banstead Borough Council for the period 21 October 2022 to 17 November 2022.

RESOLVED: That the Town Council's comments, as appended to the signed copy of the minutes and available on the Town Council and Borough Council websites, be approved.

P 7396 Planning Appeals, during the period 21 October to 17 November 2022.

Members reviewed the list of Planning Appeals lodged, awaiting decision, and determined.

RESOLVED: Noted.

Highways Matters

P 7397 Horley Access Group (formerly HPAC)

The Committee are to note that the Group are meeting next Tuesday 29th November. Some Members of the Access group attended the RBBC Design Code workshop earlier today and provided feedback from an accessibility perspective. The Group also has a meeting with the Delivering Change Officer to receive a briefing on the draft proposals for the High Street Public Realm and for the group to be able to provide feedback.

RESOLVED: Noted.

P 7398 Traffic Calming Measures around 'The Acres' and Wheatfield Way, Langshott

The Planning Officer informed the Committee that SCC has advised that this is one of 60 new VAS sites being installed across the county this year and that they anticipate that the contractor will be scheduling two days in December to complete the installations across the County, including this one. The precise date is still unknown but HTC will continue to be informed if any further delays are expected.

RESOLVED: Noted.

P 7399 Other Highway Matters

The Planning Officer advised that HTC have received Notice of the extension of the temporary closure of the footpath across the railway line. The Order, made in 2016, was made on the grounds of public safety, due to the surface of the railway crossing becoming damaged and unsafe.

The Order came into operation 14 December 2016 and was due to expire on 14 October 2017. The Order has now been renewed for a twelfth time by the Secretary of State for Transport until 14th October 2023 or until the completion of the works, whichever is earlier.

The Chairman suggested that the route should be closed permanently given the increased frequency of trains on the line. Cllr Saunders questioned whether there was going to be a permanent footpath as part of the works on Cross Oak Lane, but it has not been included to date. The Planning Officer advised that the temporary diversion is to use Ladbroke Road, rather than Cross Oak Lane.

RESOLVED: Noted.

P 7400 Airport Matters

The Chairman of the Committee advised that lots of work was happening at Gatwick and that it was anticipated that in the early part of 2023 we will see the consultation for the DCO Application of the Northern Runway Project and a Consultation on Night Flights.

RESOLVED: Noted.

P 7401 Surrey County Council – Future Bus Network Review Consultation

The Members of the Planning & Development Committee completed the online survey within the meeting answer questions on the bus network as it could impact Horley Residents.

The Planning Officer advised that the consultation closes on 6th January 23 and that any local resident could complete the [survey](#).

RESOLVED: The Survey has been completed and submitted on behalf of HTC.

P 7402 Redhill to Horley Pathfinder Design Code Engagement

The Chairman informed Members that he had attended the latest briefing on the Redhill to Horley Design Code project. The initial proposals discussed biodiversity, roads, footpaths, cycle paths etc but it wasn't clear what funding mechanism would be used to deliver the proposals. The Chairman advised that a final draft is likely for consultation in January and HTC might wish to consider a joint briefing with SSPC in advance of the formal public consultation.

RESOLVED: HTC to contact Iain Dunsford and SSPC to arrange a briefing on the final draft prior to the formal public consultation.

P 7403 Letters Received

From	Subject	Date	Action
Sally Whiteside (Resident)	Flooding at Emlyn Meadows.	17.11.22	Noted.
Reigate and Banstead Borough Council	Brownfield Land Register: Call for Sites	17.11.22	Noted

P 7404 Diary Dates

29th November – **Horley Access Group** (Formerly HPAC)
30th November – **Gatwick Local Community Stakeholder Group** (Virtual)
6th December – **Full Council** at 7.30 pm
10th December – **Councillor Hospitality at Regent House** after the Carol Service which starts at 11 am.
16th December – **Delivering Change Meeting with RBBC**

RESOLVED: Noted.

P 7405 Items for Future Consideration

Cllr Saunders showed members a graph of the water levels of the Burstow Stream, which highlighted the peak flood events in 2013 and 2022 (including that of last week). He advised Members that these incidences were likely to increase with climate change and are not due to the Acres development.

The Chairman advised that the flooding issues relate to short duration high peaks of rainfall and ongoing maintenance issues but that discussions could be held with SCC, as the lead flood agency.

RESOLVED: Noted for future consideration

P 7406 Press Release

RESOLVED: that comments on Planning Applications be released to the press and placed on the Town Council website.

Meeting closed at 20:59 pm

Date of next meeting: 20 December 2022